

PETERSEN RANCH SITE BANK EXCLUSION AREAS

Attached are a series of maps showing the Petersen Ranch Mitigation Bank exclusion areas. The exclusion areas within the boundary of the Petersen Ranch Mitigation Bank are summarized in the table below and a description of the proposed activities for each exclusion follows.

EXCLUSION AREAS	ACREAGE
Main lodge and existing structures at Johnson Rd entrance ¹	92
Future well sites at Ranch ²	5
Four 4-acre areas - existing structures ³	16
Two 4-acre areas – no existing structures ⁴	8

¹The 92-acre exclusion area located adjacent to Johnson Road contains existing infrastructure including multiple buildings (lodge, caretaker homes, garage, and storage facilities). This area will be excluded from the Conservation Easement and is depicted on the “Main Lodge” exclusion map.

²A 5-acre area has been excluded from the Ranch for potential future water extraction and recharge activities, shown on the “Future Well Sites” exclusion map. There are several existing wells and pipelines at the Ranch, which are shown on attached existing infrastructure map as blue lines. The Property Owner is conducting hydrological monitoring and further testing to determine what impact, if any, the extraction and recharge activities would have on the Bank Property, and will notify the IRT at a future date should it decide to pursue a water extraction and recharge program.

³Houses and ancillary improvements currently exist on four parcels, two of which are located in the exclusion areas of the Phase I Bank Boundary. Site A is located at grade in a grassy canyon located off the main Ranch road. Site B is located near Site A and includes fencing and a water tank. Site C has an existing old house set on an elevated site overlooking the large pond in the Phase III bank area while Site D, located on a grassy hilltop straddling the Phase II/III Bank Boundary, includes a radio tower with a shed structure.

⁴Site E is located north of Johnson Road on a knoll within the Phase I Bank Boundary, with no existing improvements, and Site F is on a flat, grassy knoll in Phase III of the Bank overlooking the large pond in Phase III. Site F historically served as a location for beehives.

DESCRIPTION OF ACTIVITIES ON THE SIX 4-ACRE EXCLUSION ACTIVITIES

All six 4-acre exclusion areas are accessed via existing dirt and/or gravel roads that will be maintained in perpetuity and which are excluded from the Bank's crediting. Any existing infrastructure and buildings would be retained and these areas are designated as campsites for the Property Owner. These campsites would be maintained in their natural states. There will be no perimeter fencing. However, since these areas are excluded from the Bank's credits, the corners of each area will be marked to delineate the exclusion areas from the Bank. No open fires will be allowed. Passive uses are expected within the exclusion area and it is expected that any overnight visitors (approximately 5-6 people per site) will hike to the campsites from a drop off point at the main Lodge. These six areas are intended to help educate guests about the Bank's mitigation and conservation values and would not detract from or impact the Bank resources in any manner.

ELIZABETH LAKE SITE BANK BOUNDARY

The small 1,100 square foot exclusion area is a family cemetery that is under separate ownership and is shown as a small square on the "Elizabeth Lake" exclusion area map. The easement associated with this family cemetery requires the Property Owner to allow family members access to the plot via the existing dirt/gravel road. There have been no visitors to this family cemetery for at least 5 years.

These access roads are excluded from the Bank's credits. No other uses of this exclusion area will occur.

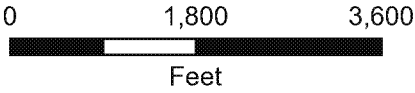
The larger, 2.8-acre exclusion area on Elizabeth Lake is intended as a home site for a future Property Owner. It is located on the edge of the Bank site and is accessible via the existing dirt/gravel road system that serves the cemetery. This use would not conflict with or compromise the conservation values of the Bank property, and due to the on-site presence of a third party, would help assure long-term oversight of the Bank's resources.



Petersen Ranch
Mitigation Bank

Los Angeles County,
California

Petersen Ranch
Overview



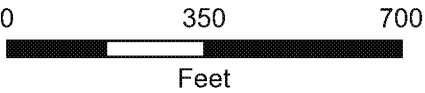
Map Date: April 2015
Map By: Chris Zumwalt
Base Source: USGE EROS 1' ortho





Petersen Ranch
Mitigation Bank

Los Angeles County,
California

Main Lodge



 Property Boundary

 Not a Part

Map Date: April 2015
Map By: Chris Zumwalt
Base Source: USGE EROS 1' ortho



Petersen Ranch
Mitigation Bank

Los Angeles County,
California

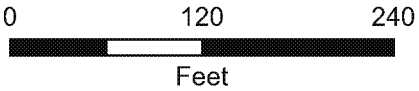
Future Well and
Pipeline Sites

Property Boundary

Not a Part

Future Pipeline

Future Well Sites



Map Date: April 2015
Map By: Chris Zumwalt
Base Source: USGE EROS 1' ortho

Petersen Ranch
Mitigation Bank

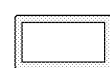

Los Angeles County,
California

Site A



0 80 160
Feet

Map Date: April 2015
Map By: Chris Zumwalt
Base Source: USGE EROS 1' ortho

 Property Boundary
 Not a Part

Petersen Ranch
Mitigation Bank

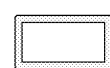

Los Angeles County,
California

Site B



0 80 160
Feet

Map Date: April 2015
Map By: Chris Zumwalt
Base Source: USGE EROS 1' ortho

 Property Boundary
 Not a Part

Petersen Ranch
Mitigation Bank

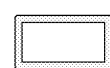

Los Angeles County,
California

Site C



0 80 160
Feet

Map Date: April 2015
Map By: Chris Zumwalt
Base Source: USGE EROS 1' ortho

 Property Boundary
 Not a Part



Petersen Ranch
Mitigation Bank

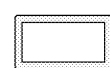

Los Angeles County,
California

Site D



0 80 160
Feet

Map Date: April 2015
Map By: Chris Zumwalt
Base Source: USGE EROS 1' ortho

 Property Boundary
 Not a Part

Petersen Ranch
Mitigation Bank

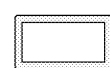

Los Angeles County,
California

Site E



0 80 160
Feet

Map Date: April 2015
Map By: Chris Zumwalt
Base Source: USGE EROS 1' ortho

 Property Boundary
 Not a Part

Petersen Ranch
Mitigation Bank

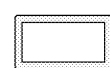

Los Angeles County,
California

Site F



0 80 160
Feet

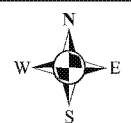
Map Date: April 2015
Map By: Chris Zumwalt
Base Source: USGE EROS 1' ortho

 Property Boundary
 Not a Part

Petersen Ranch
Mitigation Bank

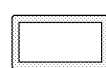

Los Angeles County,
California

Elizabeth Lake
Overview



0 660 1,320
Feet

Map Date: April 2015
Map By: Chris Zumwalt
Base Source: USGE EROS 1' ortho

 Property Boundary
 Not a Part

Petersen Ranch
Mitigation Bank

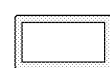

Los Angeles County,
California

Elizabeth Lake



0 175 350
Feet

Map Date: April 2015
Map By: Chris Zumwalt
Base Source: USGE EROS 1' ortho

 Property Boundary
 Not a Part